



Approved 8/21/12

**BOARD OF COMMISSIONERS
REGULAR MONTHLY MEETING
TUESDAY, JULY 17, 2012**

1. Call to order at 6:00 p.m.
Recognition of persons present -
Commissioners - Bill Baertlein; Georgine Beveridge; Bob Olsen; Jim Young
(Commissioner Decker was absent)
Staff – Michele Bradley, Aaron Palter, Josh Balmer
Day CPM – Eric Eckfield
Public – Gus Meyer
2. Public Comment – Mr. Gus Meyer report that the NWACT will be looking for projects for 2016. He asked that the Port submit the southern 101 access to the Industrial Park as a project. Mr. Meyer would also like a copy of the airport plan. Ms. Bradley will leave a copy of the plan at the reception desk.
3. Election of Officers of the Port of Tillamook Bay Board of Commissioners for the Fiscal Year 2012-2013 – Ms. Bradley gave a brief overview of past elections. **Commissioner Olsen moved to keep current officers for FY 2012-2013. No second, motion failed. Commissioner Young moved to use a rotation Vice President to succeed President, then the Secretary, Treasurer and Board member following. Commissioner Beveridge seconded the motion. No Discussion. Motion passed (3-1-1 Commissioner Decker was absent) (Commissioner Baertlein – President, Commissioner Beveridge - Vice-President, Commissioner Decker - Secretary, Commissioner Olsen - Treasurer, Commissioner Young - Board Member)**
4. Discussion and consideration of Resolution 2012-2013 #1 Business Matters Appointment and/or Authorization – Ms. Bradley gave a brief overview of the resolution with a general discussion following. **Commissioner Beveridge moved to accept Resolution 2012-2013 #1 Business Matters Appointment and/or Authorization. Commissioner**

Young seconded the motion. No discussion. Motion passed (4-0-1 Commissioner Decker was absent)

5. Discussion of Bylaws of the Port of Tillamook Bay Board of Commissioners (DRAFT) – Ms. Bradley gave an overview of the current draft along with Mr. Palter. A general discussion was held with proposed changes given to Mr. Palter to make for the board.
6. Consent Agenda – Ms. Bradley gave a brief overview of the consent agenda with a general discussion following. **Commissioner Beveridge moved to accept the Consent Agenda. Commissioner Young seconded the motion. No discussion. Motion passed (4-0-1 Commissioner Decker was absent)**
7. FEMA Alternate Projects
 - a. Monthly Update (Eric Eckfield, Day CPM Services – Owner’s Representative) – Mr. Eckfield gave an update and presentation on the current projects with a general discussion following. (2.7 Main Office, 2.6 Stimson Offices, 9 Airport Business Park, 11 Septage Receiving, Water Loop, 2.1 Roof.)
 - b. Discussion and Consideration of Additional Project Work at Building 5 (Project 2.1) Mr. Eckfield gave a brief overview on the proposed additional work to Project 2.1 with a discussion following. A Consensus was reached to have conceptual drawings for different scenarios i.e. Office space, Meeting rooms, etc.
 - c. Discussion and Consideration of Project Status for Hangar B (Project 7) – Mr. Eckfield gave a recap of Project 7, Hangar B. Discussion followed with a Consensus reached to revisit in 6 months.
8. Industrial Park Update – Ms. Bradley briefly touched on a DEQ visit scheduled for July 23rd. She also touched on the pending Sea Salt business (Ben Jacobsen. Mr. Jacobsen is scheduled to be at the August 2nd meeting to present his business plan.
9. Railroad Update – Mr. Balmer briefed the board about an oil spill that was reported to DEQ. A former POTB locomotive was the cause and a plan has been implemented to take care of the spill.
10. Airport Update
 - a. Connect Oregon IV update by Ms. Bradley with a general discussion following.
 - b. Update on FAA-AIP Runway Overlay Project by Ms. Bradley. Project is scheduled to start the week of August 13, 2012.
11. Update on Tillamook Lightwave by Commissioner Young.

12. Discussion of Current Lease Rates for Port Buildings (Request of Commissioner Beveridge) – A general discussion was held to determine if the lease rates should be raised by 3% each year as passed by previous board motion or evaluated each year with current economic figures. A consensus was reached to keep the rates as is.
13. Discussion of Land Use Zoning (M-1 General Industrial) Related to the Port of Tillamook Bay and the Process Involved in Modifying Uses in that Zone (Request of Commissioner Olsen) Ms. Bradley explained the Materials provided in the Board Packet (current Port Zoning) as well as the process for zone changes. The Board will re-visit this later.
14. Lease Orders (NONE)
15. Communications
 - a. Next Special Meeting: Workshop 8/2/2012 at Noon
 - b. Next Regular Meeting: 8/21/2012
16. The regular meeting was recessed at 9:27 and Executive Session per ORS 192.660 (2)(e) for Real Property Transactions began at 9:33 p.m. and ended at 10:03 p.m. the regular meeting resumed at 10:03 p.m.
17. No additional commissioner comments.
18. Meeting adjourned at 10:04 p.m.